

137.0

0001

0002.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

849,300 / 849,300

USE VALUE:

849,300 / 849,300

ASSESSED:

849,300 / 849,300


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		VENNER RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BARTLETT GREGORY A	
Owner 2: KOMATSU ROSEMARY E	
Owner 3:	

Street 1: 26 VENNER ROAD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476	Type:
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## PREVIOUS OWNER

Owner 1:
Owner 2:

Street 1:
Twn/City:

St/Prov:	Cntry:
Postal:	

## NARRATIVE DESCRIPTION

This parcel contains 4,690 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Brick Veneer Exterior and 1880 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4690		Sq. Ft.	Site		0	90.	1.20	10									504,629						504,600	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		4690.000	344,700		504,600	849,300				
Total Card		0.108	344,700		504,600	849,300	Entered Lot Size			
Total Parcel		0.108	344,700		504,600	849,300	Total Land:			
Source: Market Adj Cost							Land Unit Type:			

Parcel ID: 137.0-0001-0002.A

!10607!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	344,600	0	4,690.	504,600	849,200	849,200	Year End Roll	12/18/2019
2019	101	FV	269,400	0	4,690.	532,700	802,100	802,100	Year End Roll	1/3/2019
2018	101	FV	269,400	0	4,690.	392,500	661,900	661,900	Year End Roll	12/20/2017
2017	101	FV	269,400	0	4,690.	375,700	645,100	645,100	Year End Roll	1/3/2017
2016	101	FV	269,400	0	4,690.	347,600	617,000	617,000	Year End	1/4/2016
2015	101	FV	254,700	0	4,690.	291,600	546,300	546,300	Year End Roll	12/11/2014
2014	101	FV	254,700	0	4,690.	284,800	539,500	539,500	Year End Roll	12/16/2013
2013	101	FV	254,700	0	4,690.	271,400	526,100	526,100		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRASID SUNIL K	27592-161		8/20/1997		270,000	No	No	Y	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/1996	616	Manual	2,500					REPLACE SILLS

Date	Result	By	Name
8/31/2017	MEAS&NOTICE	HS	Hanne S
2/9/2009	Measured	372	PATRIOT
11/18/1999	Mailer Sent		
11/5/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: \_\_\_\_\_

VERIFICATION OF VISIT NOT DATA

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Total AC/HA:	0.10767	Total SF/SM:	4690	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	504,629	Spl Credit	Total:	504,600
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